



# Suggested Guidelines for Downtown Parking Lot Screening

April 1998

**City of Columbus**

Gregory S. Lashutka, *Mayor*

**Department of Trade and Development**

George J. Arnold, *Director*

**Downtown Development Office**

Ke Ferrell, *Planning Manager*

## **Suggested Guidelines for Parking Lot Screening**

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Gregory S. Lashutka

### **Department of Trade and Development**

George J. Arnold, Director

### **Economic Development and Planning Services**

Patrick Grady, Deputy Director

### **Downtown Development Office**

Ken Ferell, Planning Manager

### **Planning Office**

Stephen R. McClary, Administrator

### **Downtown Commission**

Harrison Smith, Chairman

Kenneth Cookson

Julia Johnson

Robert Loversidge

Mike Lusk

Jana Maniace

Stephen Whittman

### **Prepared by:**

Ken Ferell, Downtown Development Office

Daniel Thomas, Urban Design Manager, Planning Office

Larry D. Lewis, Graphic Design, Planning Office

**Downtown Development Applicants:**

The purpose of this publication is to offer Suggested Guidelines for Downtown Parking Lot Screening. The use and application of these guidelines is voluntary. They are intended to supplement Section 3359.27, Parking Overlay, of the Downtown Zoning Code. This section of the Code requires screening of surface parking lots within the downtown and provides basic minimum standards for designing screening.

These guidelines were jointly prepared by the Downtown Development Office and the Urban Design Section of the Planning Office. The Downtown Commission has accepted these guidelines and asked that they be made available to the development community.

This publication provides several alternatives for parking lot screening and landscaping. Hopefully these guidelines will help stimulate even more creative solutions for successfully blending surface parking facilities into the downtown urban setting.

We recognize that surface parking is a part of the downtown land use mix. Often surface parking lots are considered by their owners and operators as temporary uses on sites that will eventually be developed with structures. Other surface parking lots, especially those located at the fringe of the downtown, are more likely to be permanent uses. Whether in a holding pattern for more substantial development or considered a permanent use, all surface parking lots in our downtown urban core should be appropriately designed to complement adjacent structures and the streetscape.

If you have any questions concerning these suggested guidelines please do not hesitate to contact the Downtown Development Office at 614-645-4704.

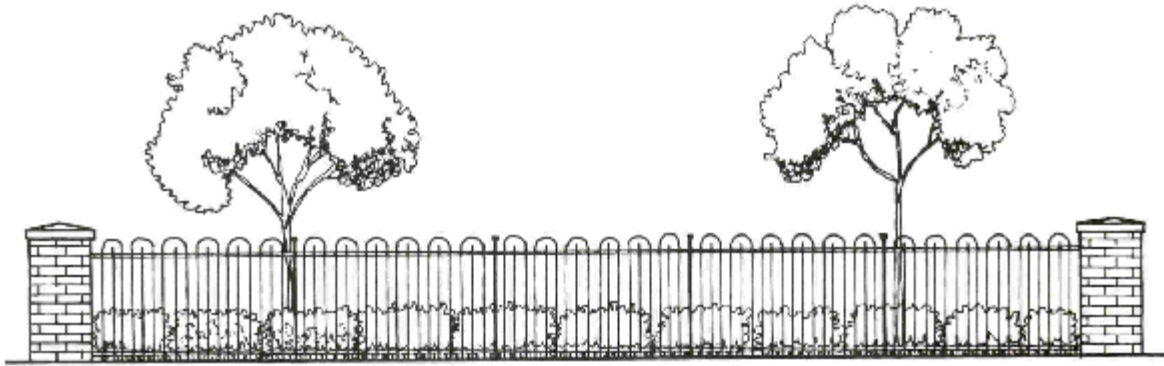
## **Suggested Guidelines for Parking Lot Screening**

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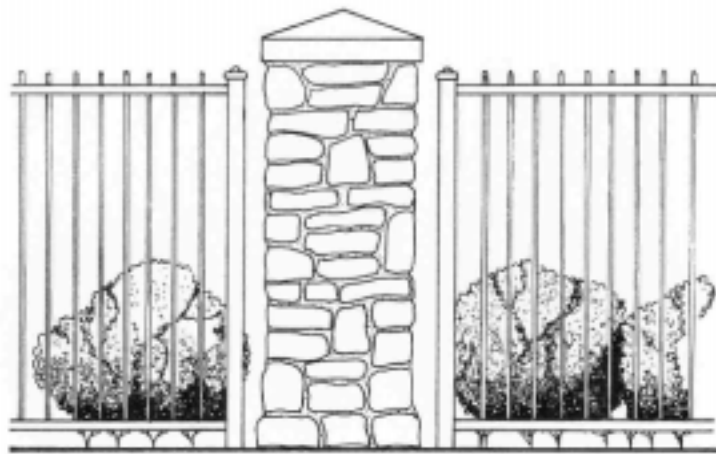
## Fence Treatment

Typical fence treatment as illustrated in 3359.26 Parking Overlay. Fence support piers are spaced 20 feet apart. Trees are 20 feet on center. This relatively high concentration of support piers is best suited for shorter runs of fencing, less than 100 feet. Thirty foot pier spacing is suggested for fence runs of 100 – 150 feet, 40 foot pier spacing is suggested for runs of 150 – 200 feet, and 50 foot pier spacing is suggested for fence runs over 200 feet.



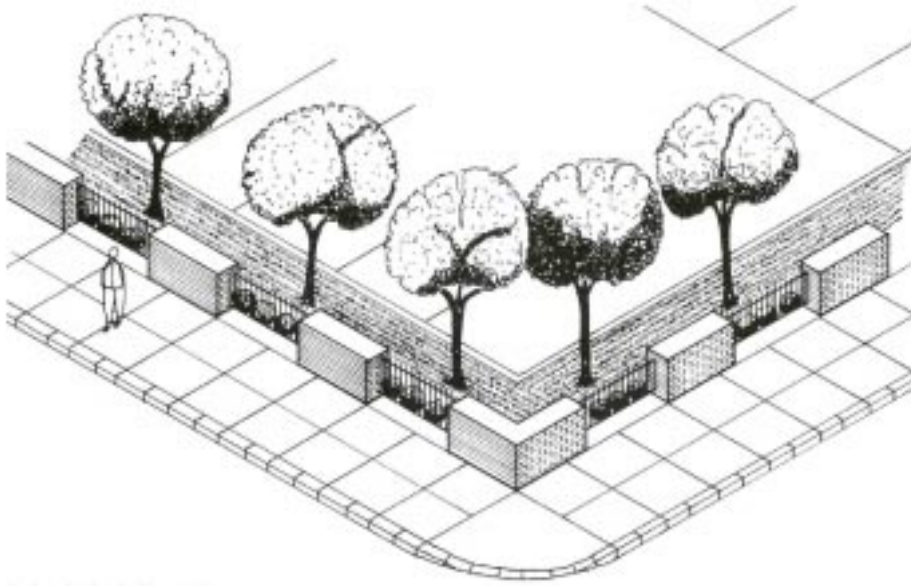
## Fence Treatment

Whether stone, brick, or other veneer materials are selected, this is an opportunity to visually tie parking lot screening into an adjacent building. The parking lot and adjacent building should appear as a unified architectural statement. Fencing material can be self supporting as shown in this illustration.



A mix of materials, such as brick and stone, can be used on support piers. This illustration shows the fencing connected directly into the support pier.

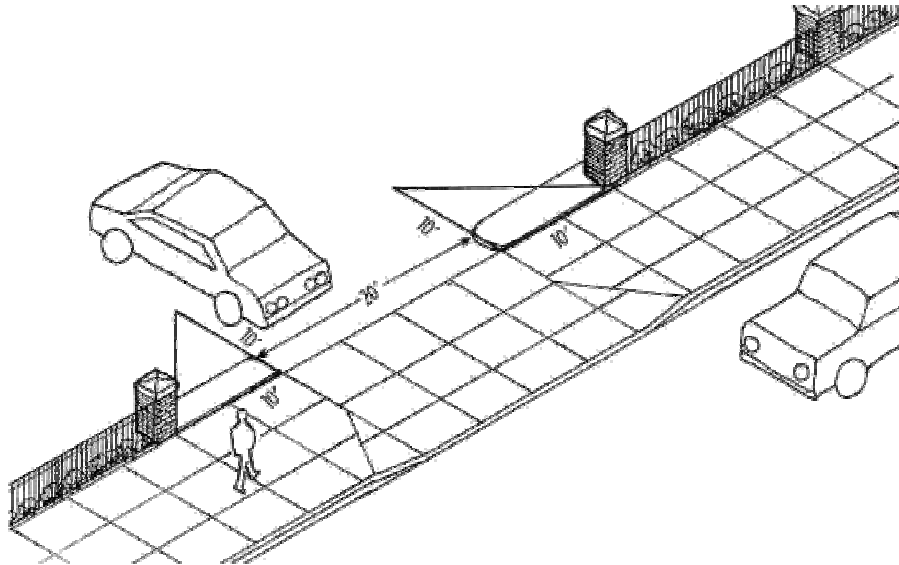
## Fence Treatment



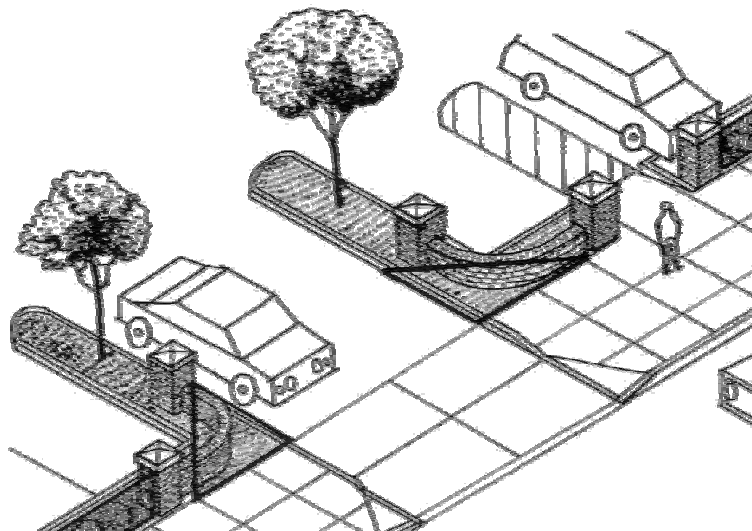
This fence treatment utilizes solid masonry fence sections. This design solution is best suited to smaller parking lots. The solid masonry fence should not generally exceed more than fifty percent of the total fence area. This approach works best with fence heights towards the lower end of the code required height range of four to six feet.

## Safety Visibility Triangle

The safety visibility triangle is required by Chapter 3342, Off Street Parking. This requirement is an important pedestrian/traffic safety feature. This simple 40-foot opening gets the job done but leaves a large visual gap in the screening. This approach should be avoided in shorter fence runs.

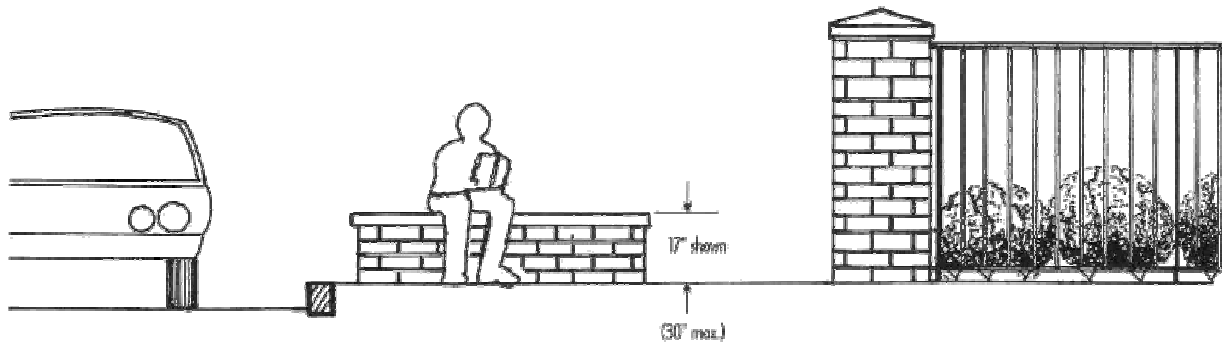


A curved masonry wall is a more attractive method of meeting safety visibility triangle requirements. The wall and/or landscaping material may intrude into the safety visibility triangle if they do not exceed 30 inches in height. Note the break in the fence for pedestrian access. This not a requirement, however it is a safer alternative for the pedestrian than using the automobile entrance.



## Safety Visibility Triangle

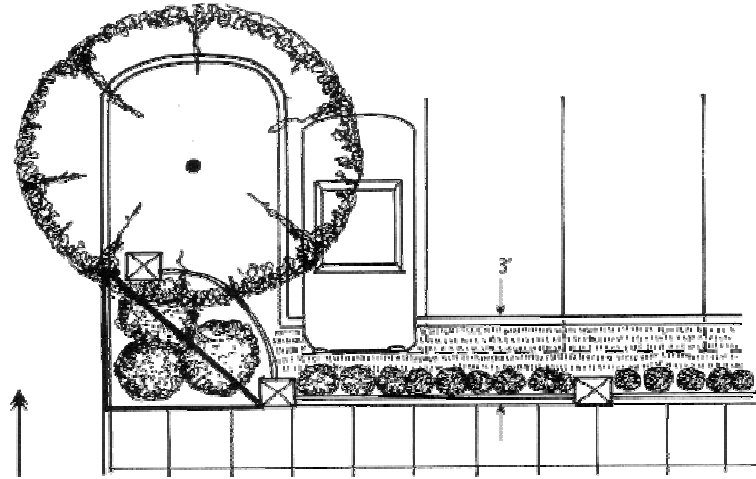
A low sitting wall can be placed within the safety visibility triangle.



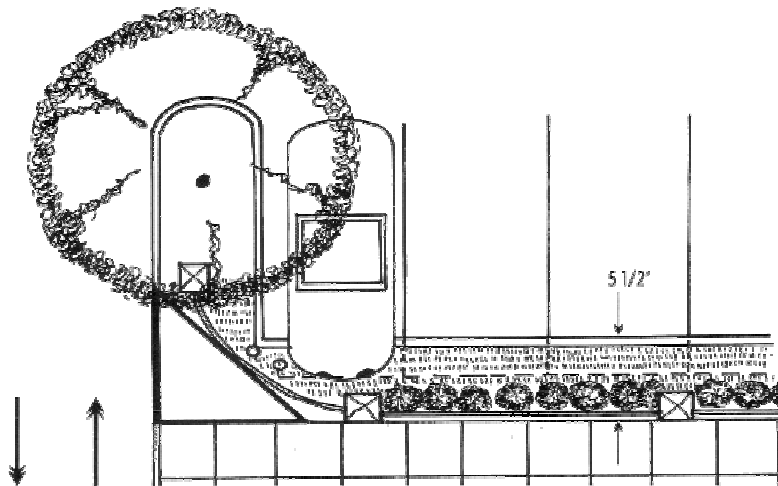


## Safety Visibility Triangle

A concave wall which lies outside the safety visibility triangle may be as tall as the main parking lot screening fence. The shrubs shown within the safety visibility triangle must not exceed 30 inches in height. A planting peninsula extending back into the parking lot helps frame the entrance and creates an opportunity for a tree, bushes, or lighting.



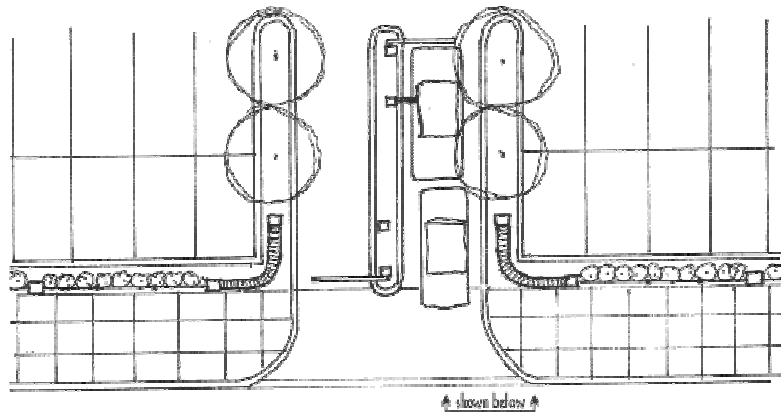
A convex wall positioned outside the safety visibility triangle.



Providing a five foot or wider landscape buffer can eliminate a need for wheel blocks.

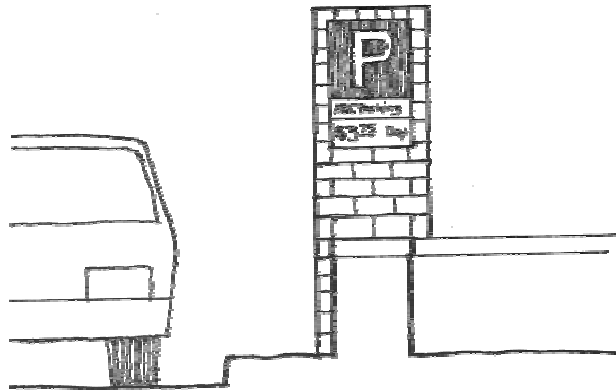
## Vehicle Stacking Lane

Allowing room for more than one vehicle to wait in line at card key entrances helps keep vehicles from blocking the sidewalk.



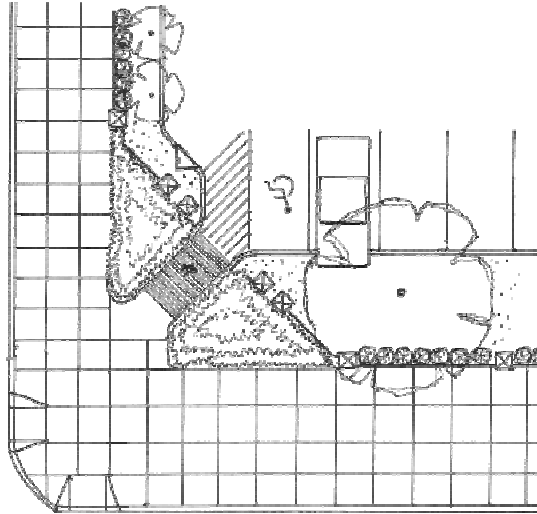
## Graphics

Parking graphics can be integrated into fencing as illustrated in 3359.26, Parking overlay, or into the support pier.



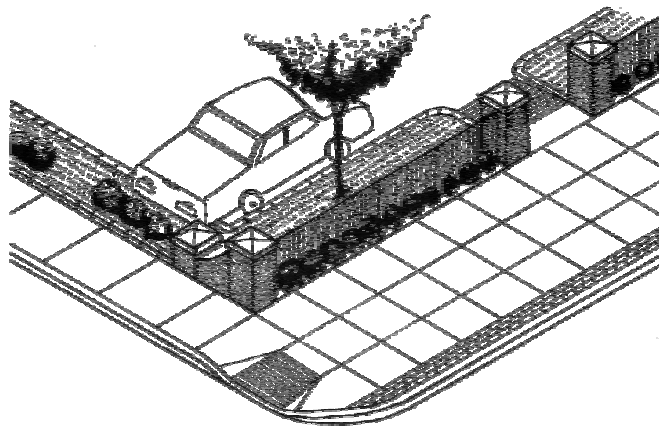
## Corner Openings

Parking lot corners present an opportunity for a pedestrian walk through. This is also an opportunity to incorporate A.D.A. accessible parking areas. Remember, A.D.A. accessible spaces must be located as close as possible to the entrance of the facility being served.



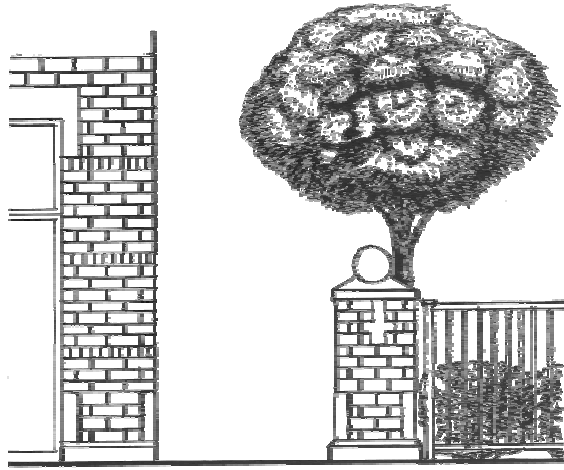
## Terminating a Fence Run

Care should be taken in terminating the code required fence run. You can turn the corner and taper the fence down. This technique is particularly useful when the required fence meets the side of a parking lot facing an alley (street less than 35 feet wide) where fencing is not required.

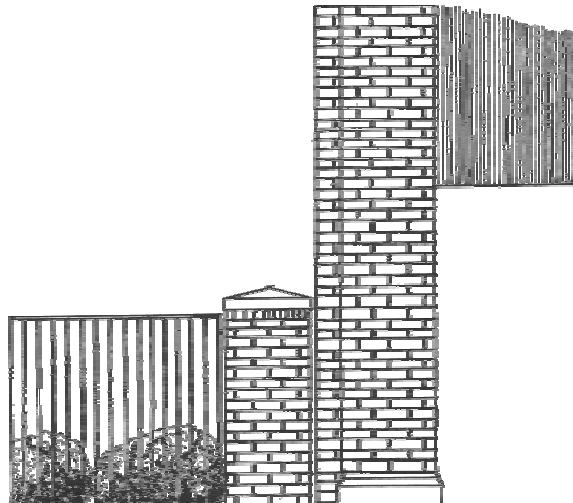


### Corner Treatment of a Building

Providing a pedestrian walk through is one solution to terminating a parking lot screen fence at the corner of a building.



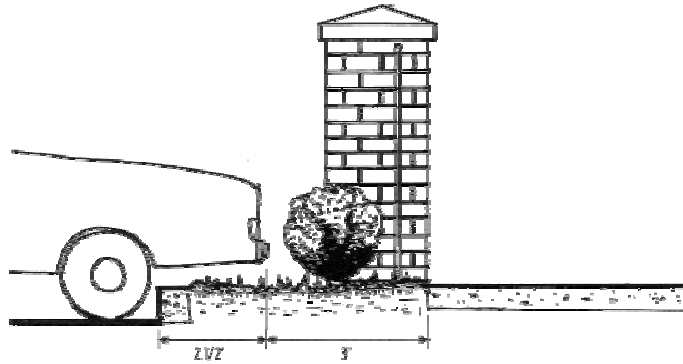
When security is an issue or a pedestrian entrance is not needed, fencing can be terminated directly into the corner of a building or into a pier at the corner of a building.



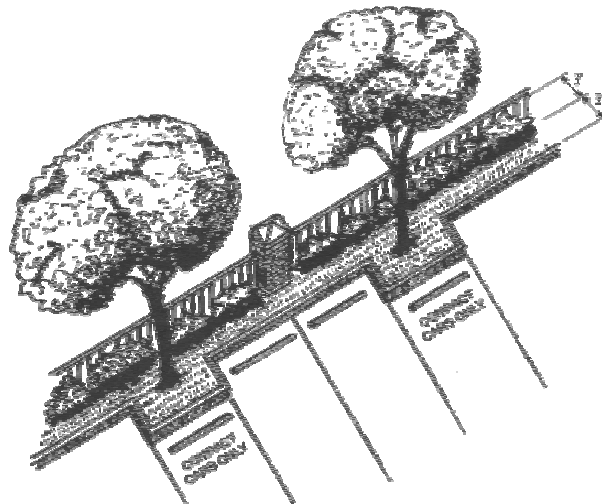
## Landscaping

Using curbing instead of wheel stops is a better solution to preventing vehicles from extending too deeply into the required landscape buffer.

When providing parallel parking, provide enough clearance to protect landscaping and provide for comfortable exiting.

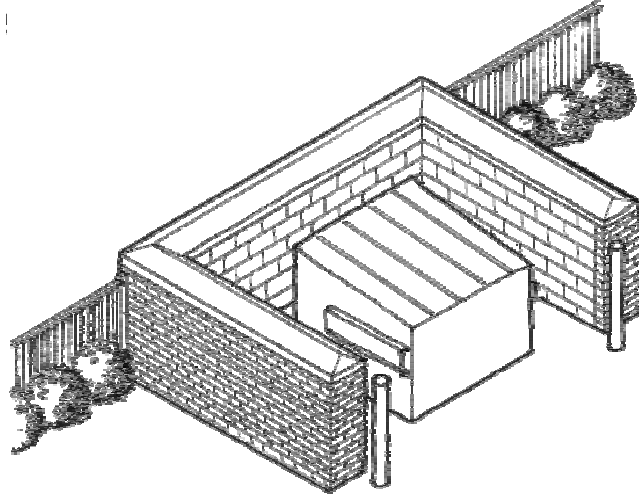


Compact car spaces allow for more room and protection of trees, especially when the minimum three foot landscape buffer is used.



## Dumpster Enclosures

Enclosure should be higher than the dumpster. Bollards help protect enclosure.  
Dumpster should not be taller than their screening.



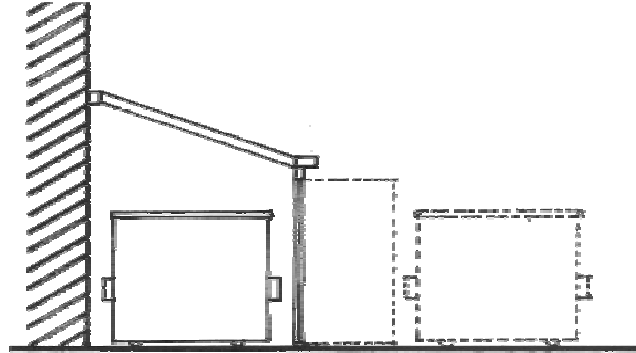
### Typical Range of dumpster sizes.

Size / Volume	Width	Depth	Height
2 Cubic Yards	72"	36"	38"
3 Cubic Yards	72"	45"	60"
4 Cubic Yards	72"	53" - 58"	60" - 69"
6 Cubic Yards	72"	72" - 77"	60" - 71"
8 Cubic Yards	72"	80" - 86"	72" - 91"

*Dimensions may vary per manufacture*

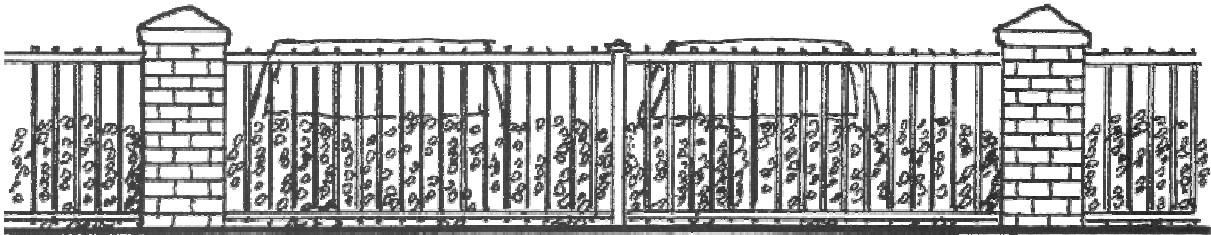
### Dumpster Enclosures

Shed enclosures in an alley with dumpster on rollers. Dumpster is out of sight most of the time. Dumpster located in the recess of building and rolled in the alley for pick up.

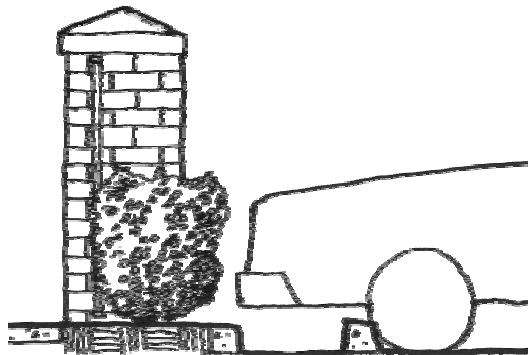


### Trees, Shrubs and Ground Covers

Shrubs should be planted to effectively screen parked cars. Planting intervals should result in the elimination of gaps between shrubs within 2 ½ years.

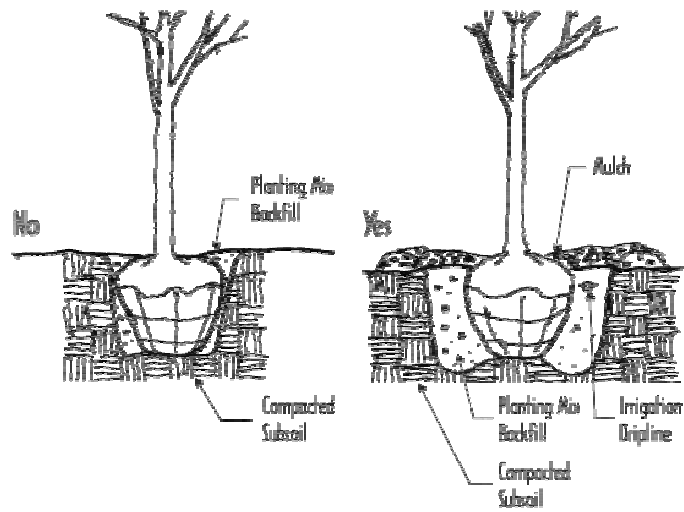


Shrubs should be tall enough to screen headlights



## Trees, Shrubs and Ground Covers

Subsoils on many downtown sites can have demolition debris from generations of building, making for a subsoil that is very compact and inhospitable to landscaping. It is important to give trees and shrubs root room and adequate soil preparation. Irrigation is recommended.





## Recommended plant materials for parking lot landscaping, Downtown District

### Shade Trees:

Botanical Name:	Cultivar	Common Name
Acer Campestre	Corky	Hedge Maple
Acer X Freemanii	Autumn Blaze	Freeman Maple
Acer Platanoides	Clumnare / Easy Street	Norway Maple
Acer X	Pacific Sunset	Hybrid Maple
Alnus Glutinosa	-----	European Black Alder
Celtis Occidentalis	Prairie Pride	Common Hackberry
Fraxinus Americana	Autumn Purple / Skyline	White Ash
Fraxinus Pennsylvania	Center Point / Patmore	Green Ash
Gleditsia Triacanthos Inermis	Skyline	Honeylocust
Gymnocladus Dioicus	Expresso	Kentucky Coffeetree
Platanus x Acerifolia	Bloodgood	London Planetree
Quercus Acutissima	-----	Sawtooth Oak
Quercus Bicolor	-----	Swamp White Oak
Quercus x	Crimson Spire	Hybrid Oak
Robinia x Ambigua	Idahoensis	Pink Idaho Locust
Sassafras Albidum	-----	Sassafras
Tilia Americana	Boulevard	American Linden
Tilia Cordata	Greenspire	Littleleaf Linden
Ulmus x	Frontier	Hybrid Elm
Ulmus x Hollandica	Urban	Hybrid Elm
Ulmus Parvifolia	King's Choice	Lacebark Elm

### Ornamental Trees:

Amelanchier x	Cumulus	Serviceberry
Crataegus Crusgalli Inermis	Crusader	Thornless Cockspur
Crataegus Mollis	-----	Downy Hawthorn
Crataegus Punctata	Ohio Pioneer	Dotted Hawthorn
Crataegus Viridis	Winter King	Green Hawthorn
Cornus x Rutgersensis	Aurora / Constellation / Galaxy / Stellar Pink	Hybrid Dogwood
Magnolia x Loebneri	Dr. Merrill	Loebner Magnolia
Magnolia x Soulangeana	Alexandrina / Verbanica	Saucer Magnolia
Magnolia Virginiana	-----	Sweetbay
Magnolia x	Elizabeth	Hybrid Magnolia
Malus x	Golden Raindrops / Harvest Gold / Prairiefire	Crabapple
Parrotia Persica	-----	Persian Parrotia
Prunus x	Okame / Rosy Cloud / Snow Cloud / Snow Goose	Hybrid Flowering Cherry
Prunus Yedoensis	-----	Yoshino Cherry
Robinia Pseudoacacia	Umbraculifera	Umbrella Black Locust

### Deciduous Shrubs:

Berbis Thunbergii	Bonanza Gold / Crimson Pigmy	Japanese Barberry
Caryopteris x	Blue Mist	Blue – Spirea
Chaenomeles Speciosa	Texas Scarlet	Common Flowering Quince
Cornus Alba	-----	Tatarian Dogwood
Itea Virginica	Henry's Garnet	Virginia Sweetspire
Potentilla Fruticosa	Goldfinger / Gold Drop	Bush Cinquefoil
Rhus Aromatica	Gro-Low	Fragrant Sumac

<b>Botanical Name:</b>	<b>Cultivar</b>	<b>Common Name</b>
Ribes Alpinum	-----	Alpine Current
Rosa x	Carefree Wonder / Scarlet Meidiland	Groundcover Rose
Salix x cottetii	-----	Banker's Willow
Spiraea x Bulmalda	(Several Cultivars)	Bulmald Spirea
Viburnum Opulus	Compactum / Nanum	European Cranberrybush Viburnum
<b><u>Coniferous Shrubs:</u></b>		
Juniperus Horizontalis	Blue Rug	Creeping Juniper
Juniper Sabina	Buffalo	Savin Juniper
Picea Pungens	Glauca Globosa	Colorada (Blue) Spruce
Taxus x Media	Densiformis / Everflow / Wardii	Anglajap Yes
<b><u>Perennials:</u></b>		
Acanthus Spinosus		Spiny Bear's-Breeches
Achillea Millefolium	(Several Cultivars)	Common Yarrow
Achillea x	Moonshine	Hybrid Yarrow
Alternanthera Ricoidea	Betzickiana	Joseph's Coat
Asclepias Tuberosa	-----	Butterfly-weed
Artemisia Schmidiana	Silver Mound	Wormwood
Astilbe Chinensis	Pumila	Dwarf Chinese Astilbe
Astilbe x Arendsii	(Several Cultivars)	Arends' Astilbe
Coreopsis Lanceolata	Early Sunshine	Lance-Leaved Coreopsis
Coreopsis Verticillata	Moonbean	Threadleaf Coreopsis
Echinacea Purpurea	Bright Star / Magnus	Purple Coneflower
Gaura Lindheimeri	-----	White Gaura
Hemerocallis Spp.	(Many Cultivars)	Daylily
Iris Pallida Var. Dalmatica	Aurea-Variegata	Zebra Sweet Iris
Miscanthus Sinensis	Strictus	Porcupine Grass
Panicum Virgatum	Heavy Metal	Swath Grass
Pennisetum Alopecuroides	Hameln	Dwarf Fountain Grass
Phalaris arundinaceae Var. Picta	-----	Ribbon Grass
Physostegia Virginiana	(Several Cultivars)	Shining Black-Eyed Susan
Salvia x Superba	May Night / Rose Queen	Perennial Salvia
Sedum x	Autumn Joy	Hybrid Stonecrop (Live- Forever)
Veronica x	Sunny Border Blue	Spike Speedwell (Veronica)
<b><u>Ground Covers:</u></b>		
Aegopodium Podagraria	Variegata	Bishop's Goutweed
Ajuga Reptans	Bronze Beauty	Bugleweed
Convallaria Majalis	-----	Lily-of-the-Valley
Houttuynia Cordata	Chameleon	Houttuynia
Liriope Muscari	Big Blue	Big Blue Lilyturf
Lysimachia Nummularia	-----	Moneywort
Phlox Subulata	(Numerous Cultivars)	Moss Pink
Polygonum Affine	-----	Himalayan Fleeceflower
Sedum Spurium	Dragon's Blood	Stonecrop

*Revised: January 1998 – Source: City Forester, Recreation and Parks Department, City of Columbus*

### **3359.26 Parking overlay.**

The purpose of the parking overlay is to ensure that when off-street parking is provided it is appropriate to the site and surrounding area and activities.

There are no requirements for off-street parking within the Downtown District. However, all off-street parking and loading spaces provided shall comply with the provisions of Chapter 3342, Off-Street Parking and Loading and the provisions of 3359.26, Parking overlay. Whenever there is a conflict between Chapter 3342, Off-Street Parking and Loading and the provisions of Section 3359.26, Parking overlay, the provisions of the parking overlay shall prevail.

The following provisions and standards shall be met when providing a parking facility in the downtown. In order to specifically meet the objectives of various areas of the downtown, two (2) parking zones are hereby established and are subject to the provisions and standards of this overlay as applicable to each zone.

- a) Affected Areas. The provisions of the parking overlay shall apply to parking facilities within parking zones as indicated on the official city zoning map and as illustrated on Map 4.
  - b) Design Review. An accessory or nonaccessory surface parking facility or parking garage is subject to the provisions of Section 3359.27(D), Design Review.
  - c) Parking Zone A.
1. Parking Structures are Permitted. The facades of parking structures that front on public streets, excluding alleys, shall be clad in a material architecturally compatible with the other occupied floors of the building and/or compatible with the material used to cover the exterior of the abutting building. Such material shall effectively and attractively obscure the view to the interior of all parking decks. Stand-alone parking structures, parking structures that are not abutting an adjacent building, shall be clad in a material which is appropriate to the surrounding area. Such material shall effectively and attractively conceal the view to the interior of all parking decks. Parking structures are subject to the standards contained in Section 3359.25, Transparency overlay.
  2. Accessory Surface Parking is Permitted. Accessory surface parking means automobile parking as a subordinate use, and of a nature incidental to but supportive of the principal use (building). Accessory surface parking shall meet the following standards:
    - a) The lot shall be located within one thousand three hundred twenty (1,320) feet of the principal building it is accessory to;
    - b) There shall be no attendant buildings or structures, parking rate graphics or money collection devices normally associated with nonaccessory parking lots;
    - c) Up to fifty (50) percent of the parking spaces may be leased by contract, to the owners of another building other than the principal building, as accessory parking;
    - d) Applicants shall submit sufficient documentation to the downtown commission (copies of contracts, leases and deeds) to substantiate that the provisions of 3359.26(C)(2)(a) and (c) have been met.
    - e) A four (4) to six (6) foot high steel tube or solid bar fence shall be provided at the street right-of-way line (property line), with or without masonry pier supports, with a three (3) foot wide (minimum) landscape area, on the parking lot side of the fence. Such landscape area shall be planted with two (2) to three (3) foot high evergreen shrubs, groundcover, and trees as specified in the parking lot screening guidelines as the commission shall have adopted, see Illustration 1 and the suggested guidelines for parking lot screening. Such fence and landscape areas are required on all sides of the parking lot that front on public streets, excluding alleys; and
    - f) There shall be no direct vehicular access from a property to the public right-of-way (curb cuts) onto High Street, Broad Street, Third Street, or Gay Street.

- g) Accessory surface lots shall not be permitted under the temporary parking lot provisions of this zoning code.
- 3. Nonaccessory surface parking is not permitted. Nonaccessory means automobile parking as a principal rather than a subordinate land use and is not accessory parking.
  - a) Nonaccessory surface parking lots located within "Parking Zone A" established prior to January 15, 1999, shall be considered nonconforming uses and as such have specific rights under C.C. 3391 to continue, expand (up to fifty (50) percent), and temporarily discontinue (for a period not to exceed two (2) years) when the intent of the owner to retain the option to reestablish the nonaccessory surface parking lot is submitted in writing to the department prior to discontinuation of use.

(D) Parking Zone B.

- 1. Parking Structures are Permitted. The facades of parking structures that front on public streets, excluding alleys, shall be clad in a material architecturally compatible with the other occupied floors of the building and/or compatible with the material used to cover the exterior of the abutting building. Such material shall effectively and attractively obscure the view to the interior of all parking decks. Stand-alone parking structures, parking structures that are not abutting an adjacent building, shall be clad in a material which is appropriate to the surrounding area. Such material shall effectively and attractively conceal the view to the interior of all parking decks. Parking structures may be subject to the standards contained in Section 3359.25, Transparency overlay.
- 2. Accessory Surface Parking is Permitted. Accessory surface parking means automobile parking as a subordinate use, and of a nature incidental to but supportive of the principal use (building). Accessory surface parking shall meet the following standards:
  - a) The lot shall be located within one thousand three hundred twenty (1,320) feet of the principal building it is accessory to;
  - b) There shall be no attendant buildings or structures, parking rate graphics or money collection devices normally associated with nonaccessory parking lots;
  - c) Up to fifty (50) percent of the parking spaces may be leased by contract, to the owners of another building other than the principal building, as accessory parking;
  - d) Applicants shall submit sufficient documentation to the downtown commission (copies of contracts, leases and deeds) to substantiate that the provisions of 3359.26(D)(2)(a) and (c) have been met.
  - e) A four (4) to six (6) foot high steel tube or solid bar fence shall be provided at the street right-of-way line (property line), with or without masonry pier supports, with a three (3) foot wide (minimum) landscape area, on the parking lot side of the fence. Such landscape area shall be planted with two (2) to three (3) foot high evergreen shrubs, groundcover, and trees as specified in the parking lot screening guidelines as the commission shall have adopted, see Illustration 1. Such fence and landscape areas are required on all sides of the parking lot that front on public streets, excluding alleys; and
  - f) There shall be no direct vehicular access from a property to the public right-of-way (curb cuts) onto Town Street or Main Street.
- 3. Nonaccessory Surface Parking Lots are Permitted. Nonaccessory surface parking lots shall meet the same standards that apply to accessory surface parking lots as detailed in 3359.26(D)(2)(e), and (f). Nonaccessory surface parking lots may have attendant buildings or structures, parking rate graphics or money collection devices.
  - a) Nonaccessory surface lots shall not be permitted under the temporary parking lot provisions of this zoning code.

(E) Parking Signs. Parking structures and surface parking lots shall have no sign or signs other than:

1. The standard public parking identification sign shown in Illustration 2 may be erected at every entrance. It may be internally illuminated. No face shall exceed sixteen (16) square feet in surface area. For surface parking lots it may be erected as a ground or wall sign. For parking structures it may be erected as a wall sign or a projecting sign. It shall not be higher than sixteen (16) feet above street grade.
  2. The public parking ownership sign shown in Illustration 3 may be erected at every entrance. For surface parking lots it may be erected as a wall sign or be affixed to the fencing. In a parking structure this sign may be erected as an interior wall sign as shown in Illustration 4. Nonaccessory surface parking lots may include rate information within the copy area of an ownership sign.
- (F) Maintenance. Any parking lot landscaping provided shall be maintained in good order. All plant material shall be watered, fertilized, pruned, kept free from weeds and litter, and replaced if diseased, injured, or dead, consistent with good horticultural practices.

## **Pertinent Sections From Chapter 3342 Off-Street Parking and Loading**

### **3342.03 Site plan.**

The applicant shall submit, with his application, six copies of a site plan containing the following information:

1. Names of applicant, architect, engineer and contractor with their respective addresses and phone numbers;
2. Street address of the subject property, the exact distance and direction to the nearest street intersection, and any other landmarks which would assist in locating and identifying the property;
3. Present zoning, existing use and proposed use;
4. Zoning and use of each adjacent property;
5. Adjacent building locations;
6. North arrow;
7. Scale of drawing using a suitable standard scale;
8. Dimensions and location of:
  - a. Property lines on all sides,
  - b. All setback lines,
  - c. Existing buildings and proposed buildings,
  - d. Dumpsters,
  - e. Proposed sidewalks and curb cuts,
  - f. Existing sidewalks, curbs, alleys, streets and service or frontage roads,
  - g. All easements, utility poles, fire hydrants, street trees, and obstructions on the subject property and in the adjacent right-of-way,
  - h. Any property proposed for dedication or easements;
9. Parcel area in square feet;
10. Building area in square feet and by separate uses;
11. Dimensions and location of existing and proposed off-street parking and loading facilities including, but not limited to: aisles, driveways, individual parking and loading stalls, entrances, exits, median strips, traffic islands, lighting, screening, fences, interior landscaping, landscaping in the setback area, and graphics;
12. Number of parking spaces and loading spaces as required by this Zoning Code;
13. Number and type of new parking spaces (such as spaces for the handicapped and for standard or small cars) and loading spaces provided;
14. Number of existing parking spaces and loading spaces;
15. Proposed building height and number of floors;
16. Existing and proposed traffic circulation pattern;
17. Contour lines, if in or adjacent to the flood plain;
18. Additional data or information which the applicant or the Administrator deems necessary for proper consideration of the application;

19. Signature of the applicant attesting to the truth and exactness of all information included in the application and site plan. (Ord. 18-85.)

### **3342.06 Aisle**

An aisle is that portion of the circulation area within a parking lot, excluding the driveway, that provides accessibility to parking, stacking or loading spaces.

An aisle to serve adjacent loading spaces shall have a minimum width of fifteen (15) feet. No part of the loading space may be included in this calculation.

The minimum width permissible for an aisle to serve adjacent parking spaces shall depend on the smallest angle of parking as measured between the centerline of the aisle and the centerline of the adjacent parking space as illustrated in Figure 2 and as set out in the Table marked Figure 3:

<b>Angle of parking</b>	<b>Minimum aisle width</b>
80° or more	20 feet - two way travel
Less than 80° but 50° or more	17 feet - one way travel
Less than 50°	13 feet - one way travel
0° or parallel parking	13 feet - one way travel
0° or parallel parking	20 feet - two way travel

### **3342.07 Drive-in stacking area.**

Any use having a pick-up unit shall provide drive-in stacking area on-site to minimize off-site traffic congestion while waiting for service.

For each pick-up unit associated with a use, an owner shall provide stacking spaces, each the size of a regular parking space. The area required for these eight (8) to twenty-five (25) stacking spaces is exclusive of any required parking space, loading space, driveway, aisle or required yard and is dependent on the total number of pick-up units as follows:

<b>Number of pick-up units</b>	<b>Minimum total number of stacking spaces</b>
1	8
2	12
3	18
4	23
5 or more	25

Sites with stacking shall include an exclusive by-pass lane with a minimum width of ten (10) feet or include an aisle, driveway or other circulation area in the parking lot design to allow vehicles to by-pass the stacking line.

A pick-up unit may project up to one (1) foot into the stacking area. (Ord. 18-85.)

### **3342.08 Driveway.**

A driveway is any access corridor leading from a public right-of-way to a parking lot, aisle, parking circulation area, garage, off-street parking space or loading space. The division of traffic engineering and parking limits points of driveway access from residentially zoned lots abutting both an improved alley and street.

Each driveway shall be located and designed in a manner that provides for the safety of motorists and pedestrians.

- a. A driveway serving a parking lot shall be designed so that vehicles entering or leaving parking lot will be traveling in a forward motion.
- b. A driveway serving a residential parking area containing one to eight parking spaces shall have a minimum width of ten (10) feet.
- c. All other driveways shall have a minimum width of twenty (20) feet. (Ord. 18-85.)

### **3342.09 Dumpster area.**

A Dumpster, when provided, shall be in a designated area that does not interfere with any aisle, driveway, parking space, loading space or other circulation area.

The location of a Dumpster, if any, shall be shown on the site plan with proper loading and maneuvering space; and for the purpose of location, shall be treated as a structure. A Dumpster shall be screened from view on all sides. Such area shall not be located in any required yard or setback and shall be maintained according to the requirements of the board of health. (Ord. 18-85.)

### **3342.11 Landscaping.**

#### **a. Interior Landscaping.**

The purpose of requiring interior landscaping is to help reduce glare and heat build-up; to promote interior islands for pedestrian safety and traffic separation; and to visually break up large expanses of pavement.

The interior of any parking lot containing sixty (60) parking spaces or more shall be landscaped. Interior landscaping shall be provided at a ratio of one (1) shade tree for every ten (10) parking spaces or fraction thereof. The minimum soil area per tree shall be sixteen (16) square feet. Space devoted to interior landscaping shall be in addition to any required front, side or rear yard or any required screening area.

Landscaping layout and design shall be at the discretion of the applicant. Planting beds for parking lot shade trees shall be arranged and constructed with suitable curbing materials so as to minimize damage to tree trunks and roots from vehicles, pedestrians and parking lot maintenance. All trees shall be maintained in a healthy condition and replaced as needed.

### **3342.12 Lighting.**

Any parking lot containing ten (10) or more parking spaces, which is used during non-daylight hours shall be illuminated during such hours to provide an average intensity of not less than one-half (1/2) footcandles of light as measured at the surface of the parking space to assist both pedestrians and motorists in avoiding accidents. Any lights or light fixtures used to illuminate any parking lot shall be selected and so arranged as to direct and reflect the light away from any adjacent property or public way. (Ord. 18-85.)



### **3342.13 Loading space.**

A loading space shall consist of a rectangular area adequate for loading and unloading and be accessible from a maneuvering area.

- a. Location. All loading spaces and maneuvering areas shall be located on the same lot as the use they are intended to serve.
- b. Size. A required loading space shall have a clearance height of not less than fifteen (15) feet and shall have minimum dimensions of not less than twelve (12) feet in width and fifty (50) feet in length, exclusive of any driveway, aisle, or other circulation area. (Ord. 18-85.)

### **3342.14 Maintenance.**

The owner or operator of property used for parking and loading shall maintain such area in good condition so that it is safe, clean, dust-free, attractive and free of any hazard, nuisance or other unsafe condition. Striping for parking spaces shall be maintained in good condition. (Ord. 18-85.)

### **3342.15 Maneuvering.**

Every parking and loading space shall have sufficient access and maneuvering area. The maneuvering area for a parking space may occur anywhere on a lot except in the area between the street right-of-way line and the parking setback line.

The maneuvering area may include an aisle, circulation area, or improved alley. In single-family or two-family residential districts or in town house developments, the maneuvering area may include a driveway, street, or parking space.

The division of traffic engineering and parking may waive the requirement for maneuvering area only for a parking lot which has and continues to have an operator on duty during all hours of operation. (Ord. 18-85.)

### **3342.19 Parking space.**

A parking space shall be a rectangular area of not less than nine (9) feet by eighteen (18) feet, exclusive of any driveway or other circulation area; shall be accessible from a street, alley, or maneuvering area; and shall be designed for parking a motor vehicle. For single-family and two-family dwellings, one required parking space may be stacked behind another and be located between the parking setback line and the street right-of-way line. (Ord. 18-85.)

### **3342.21 Parking space for a small car.**

Excess parking over and above the minimum required by this chapter may be designed to accommodate small cars. The design and placement of each space shall be reviewed and approved by the Division of Traffic Services prior to approval by this Division. (Ord. 18-85.)

### **3342.22 Prohibited use.**

In residential districts, no required off-street parking space, no parking space in front of the setback line, and no required front, side or rear yard area or other unimproved surface shall be used for the parking or storage of a boat, trailer, camping trailer or other recreational vehicle.

No commercial vehicle or other vehicle which infringes on the residential character of a residential district shall be stored or parked on a residentially zoned lot. However, infrequent, short-term parking of a commercial or commercial-type vehicle for conveying tools and materials to premises where labor using such tools and materials is being performed, delivering goods to a residence, or moving furniture to or from a residence, all only during the time such parking is actually necessary, is hereby excepted from this section.

For purposes of this section, "commercial vehicle" means any vehicle used or designed to be used for business or commercial purposes which infringes on the residential character of a residential district and includes, but is not necessarily limited to: a bus, cement truck, commercial tree-trimming equipment, construction equipment, dump truck, garbage truck, panel truck, semi-tractor, semi-trailer, stake bed truck, step van, tank truck, tar truck, or other commercial-type vehicle licensed by the Ohio State Bureau of Motor Vehicles as a commercial vehicle or truck. (Ord. 18-85.)

#### **3342.23 Striping and marking.**

Parking space striping is required and shall be maintained in good condition. Each parking space and aisle shall be clearly designated and marked to assure approved utilization of the space, direction of traffic flow and general safety. When a parking space is designated for handicapped or small car use, it shall be clearly marked.

#### **3342.24 Surface.**

The surface of any parking or loading space, parking lot, aisle or driveway shall be designed to control stormwater runoff and be improved with Portland cement, asphaltic concrete or hard surface other than gravel or loose fill. Drainage shall conform to the standards of the Division of Sewerage and Drainage. This section is intended to apply to any parking, loading, or maneuvering area regardless of whether or not such area is required.

#### **3342.25 Vision clearance.**

Minimum acceptable vision clearance standards for motorist and pedestrian safety at vehicular access points along streets are hereby established by restricting the placement, opacity, height and configuration of any fence, wall, planting or other obstruction in a required yard. Any person establishing a parking space which uses a driveway leading to a public street, shall maintain vision clearance at the intersection of such driveway and street right-of-way line.

- a. Clear vision for driveways to parking lots. An owner shall maintain unobstructed vision clearance between the elevations of two and one-half (2-1/2) to ten (10) feet above the driveway grade within "clear vision triangles"; two, ten-foot, right-angle triangles formed by the intersection of a driveway pavement edge and street right-of-way line. See Figure 4.
- b. Clear vision for other driveways. An owner shall maintain vision clearance on each residential lot abutting a street and having access thereto or abutting such access. No portion of a fence or wall exceeding two and one-half (2-1/2) feet in height above the finished lot grade shall exceed twenty-five (25) percent opacity when located in a required yard having vehicular access to a street or abutting such access; and mature plantings with foliage between two and one-half (2-1/2) and six (6) feet above the finished lot grade shall extend no closer than twelve (12) feet to the street right-of-way line. The percentage of opacity shall be determined by measurement of any typical square foot of the vertical surface of the fence or wall from a point perpendicular thereto. See Figure 5. (Ord. 18-85.)

#### **3342.26 Wheel stop device.**

Whenever a parking lot extends to a property line, sidewalk, planter strip or building; a wheel stop device consisting of blocks, a permanent curb, expanded sidewalk or other suitable restraint shall be installed to prevent any part of a parked motor vehicle from extending beyond the property line, overhanging a pedestrian circulation way or sidewalk, or damaging any structure or landscaping.

The minimum height of a wheel stop device shall be five (5) inches and the minimum distance from a wheel stop device to a property line or protected area shall be two and one-half (2-1/2) feet. (Ord. 18-85.)

### **3342.28 Minimum number of parking spaces required.**

The number of off-street parking spaces required for the various types of uses shall be no less than as set forth in the following table:

Type of use - Parking spaces required

#### **A. Residential types:**

1. Apartment hotel - One (1) per dwelling unit.
2. Boarding home, dormitory, fraternity house having sleeping rooms or rooming house - One-third (1/3) per occupant.
3. Housing for elderly - Three-fourths (3/4) per dwelling unit.
4. Mobile home - Three (3) per dwelling unit.
5. Multi-family with three (3) or more dwelling units - Two (2) per dwelling unit.
  - a. For dwelling units containing less than 600 square feet in a project without any accessory building or use such as, but not limited to, a party house, tennis court, or swimming pool - One and one-half (1-1/2) per dwelling unit.
6. Single-family or two-family dwelling - Two (2) per dwelling unit.
7. Town house development - Two and one-half (2-1/2) per dwelling unit.

#### **B. Commercial types:**

1. Amusement arcade - One (1) for each fifty (50) square feet of gross floor area.
2. Auditorium, stadium, conference center, or large place of assembly - One (1) for each thirty (30) square feet of gross floor area of the auditorium or assembly space.
3. Automobile car wash, automatic - Two (2) per site in addition to required stacking spaces. A washing space is not a parking space.
4. Automobile car wash, self-service - No parking space is required; One (1) drying space plus two (2) stacking spaces are required per washing space. A washing space is not a parking space.
5. Automobile repair garage - Two (2) per service bay. A service bay is not a parking space.
6. Automobile sales - One (1) for each five thousand (5,000) square feet of development lot area used for vehicle display and one (1) for each three hundred (300) square feet of gross floor area.
7. Automobile service station which sells gas and provides lubrication, oil changes and repairs - Two (2) per automobile service station. A pumping space is not a parking space.
8. Automobile service station which sells gas and provides lubrication, changes and repairs - Two (2) per service station plus two (2) per service bay. A service bay or pumping area is not a parking space.
9. Bowling alley - Four (4) per alley or lane.
10. Funeral parlor and mortuary - One (1) for each one hundred fifty (150) square feet of gross floor area.
11. General office - One (1) for each three hundred (300) square feet of gross floor area.
12. Hotel or motel - One (1) per guest room.
13. Medical or dental office - One (1) for each two hundred fifty (250) square feet of gross floor area.
14. Restaurant, tavern or dining room - One (1) for each seventy-five (75) square feet of gross floor area.
15. Retail store - One (1) for each two hundred fifty (250) square feet of gross floor area.
16. Skating rink or dance floor - One (1) for each one hundred (100) square feet of gross floor area.
17. Swimming pool, indoor or natatorium - One (1) for each one hundred (100) square feet of water surface area; plus one (1) for each thirty (30) square feet of gross floor area used for spectator seating purposes.
18. Swimming pool, outdoor - One (1) for each fifty (50) square feet of water surface area; plus one (1) for each thirty (30) square feet of gross floor area for spectator seating purposes.
19. Tennis or racquetball facility - Two (2) per court.
20. Any other type of business or commercial use in a commercial district or other permitted district - One (1) for each two hundred fifty (250) square feet of gross floor area.

### **C. Institutional types:**

1. Any type of electrical substation, gas regulating station, telephone exchange or utility station - One (1) per employee on the largest shift for which the facility is designed, plus one (1) per motor vehicle used in the operation and based, for operational purposes, on the premises, but in no case shall less than one (1) parking space be required.
2. Child day care center, kindergarten or nursery school - Two (2) per classroom but in no case shall less than six (6) parking spaces be required.
3. Church or other place of religious assembly - One (1) for each thirty (30) square feet of gross floor area of the sanctuary, auditorium or main place of worship.
4. Elementary school - Two (2) per classroom and one (1) for each sixty (60) square feet of gross floor area in the auditorium or assembly hall.
5. High school, business, technical or trade school, college or university - Two (2) per classroom and one (1) for every ten (10) students for which the facility is designed; or one (1) for each sixty (60) square feet of gross floor area in the auditorium or assembly hall, whichever is greater.
6. Hospital - Two and one-half (2-1/2) per bed. A bassinet is not a bed.
7. Library, museum or art gallery - One (1) for each four hundred (400) square feet of gross floor area.
8. Medical or dental type office - One (1) for each two hundred fifty (250) square feet of gross floor area.
9. Sanitarium, nursing home, children's home or asylum - One (1) per two (2) beds.

### **D. Industrial types:**

Warehousing - One (1) per motor vehicle used in the business and based, for operational purposes, upon the premises;

#### ***Plus***

For the first twenty thousand (20,000) square feet of gross floor area, one (1) for each one thousand (1,000) square feet of gross floor area;

#### ***Plus***

For any amount over twenty thousand (20,000) square feet of gross floor area but less than one hundred twenty thousand (120,000) square feet, one (1) per each additional five thousand (5,000) square feet of gross floor area;

#### ***Plus***

For any amount over one hundred twenty thousand (120,000) square feet of gross floor area, one (1) for each additional ten thousand (10,000) square feet of gross floor area.

Manufacturing or other industrial use - One (1) per motor vehicle used in the business and based, for operational purposes, upon the premises;

#### ***Plus***

For the first twenty thousand (20,000) square feet of gross floor area, one (1) for each seven hundred fifty (750) square feet of gross floor area;

#### ***Plus***

For any amount over twenty thousand (20,000) square feet of gross floor area, but less than one hundred twenty thousand (120,000) square feet, one (1) for each additional one thousand five hundred (1,500) square feet of gross floor area;

#### ***Plus***

For any amount over one hundred twenty thousand (120,000) square feet of gross floor area, one (1) for each additional three thousand (3,000) square feet of gross floor area. (Ord. 1221-87.)